

CITY OF FRANKLIN
PLAN COMMISSION MEETING MINUTES
JUNE 5, 2003

APPROVED as amended June 19, 2003

CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of June 5, 2003, to order at 7:03 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin.

Present were Mayor Klimetz, Alderman Dorsan, Commissioners Bennett, Knueppel, Ritter and Ziegenhagen. Also present was Planning Manager Buratto.

Mayor Klimetz congratulated City Engineer Bennett and the Water Commissioners on the dedication of the Water Utility Tower on 76th and Puetz Road.

The Mayor has received an answer on the status of Ken Skowronski as a member of the Plan Commission from the League of Municipalities. No comment was forthcoming at this time.

**MINUTES-
5/22/2003**

- II. Commissioner Dorsan moved to approve the minutes of the regular meeting of May 22, 2003 as presented. Seconded by Commissioner Knueppel. Upon voice vote, 4 'Ayes', 0 'Noes', 1 'Abstain' (Ritter). Motion carried.

**WE-ENERGIES
TEMPORARY USE**

- III. Commissioner Dorsan moved to recommend to the Board of Zoning & Building Appeals the request by We-Energies for a temporary use permit to park a construction trailer, vehicles and utility equipment during utility re-build projects in the surrounding area on property located at approximately 11205 West Forest Home Avenue, NE 1/4 of Section 6, zoned M-1 Limited Industrial District, in manner and form per Planning staff recommendations with the temporary use to expire on December 31, 2003.

Mayor Klimetz responded to questions regarding the expiration date of the temporary use saying that the lease agreement with new owners would determine if the use would even continue until the City's expiration date.

Seconded by Commissioner Knueppel. Upon voice vote, all voted 'aye'. Motion carried.

**RESIDENTIAL
MONUMENT SIGN-
CROOKED CREEK**

- III. Commissioner Bennett moved and Commissioner Ziegenhagen seconded a motion to table the request for the Residential Monument Sign Site Plan for the Crooked Creek Subdivision, located at approximately South 43rd/West Drexel Avenue, NE 1/4 of Section 14, to the regularly scheduled Plan Commission meeting on June 19, 2003, due to the height of the sign and materials used. Applicant is requested to resubmit revised drawings based on Plan Commission criteria.

Upon voice vote, all voted 'aye'. Motion carried.

It was noted that the City Attorney is currently working on revisions to the Municipal Code Sign Codes. Planning Manager Buratto was directed to research Municipal Code and Unified Development Ordinance for current approving authority for signs in the City of Franklin.

**BUILDING MOVE -
NAPIENTEK**

- III. Commissioner Ziegenhagen moved and Commissioner Bennett seconded a motion to table the request by John and Marsha Napientek to move the former rectory located at 7963 South 116th Street to 10233 West Ryan Road, NW 1/4 of Section 29, zoned A-2 Prime Agricultural District, to the regularly scheduled Plan Commission meeting on June 19, 2003, and to require the applicant to submit documentation from the building moving company that the move can be accomplished prior to 5:30 a.m. on the date of the move, to contact City of Muskego to determine what approvals would be required to allow the move over their section of Forest Home Avenue and indicate the amount of time the move will take.

Upon voice vote, all voted 'aye'. Motion carried.

Mayor Klimetz directed Planning Manager Buratto to draft a letter to the Mayor of Muskego for him.

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**SITE PLAN -
MENARDS INC**

- III. Menard Inc. representative Roman Berendt presented a revised Site Plan to the Plan
- D. Commission with all changes requested by the City staff and Plan Commission. The Plan has not been presented to staff for full review at this time.

Commissioner Bennett moved and Commissioner Ritter seconded a motion to preliminarily approve the Site Plan submitted by Menards Inc., to construct a home improvement center at 6531 South Lovers Lane Road, NE 1/4 of Section 6, zoned M-1 Limited Industrial District and C-1 Conservancy District, subject to Certified Survey Map approval and approval of Development Agreement prior to building permit issuance, and applicant must provide documentation to the Plan Commission on how they will meet the landscape/open space requirement for entire site.

Upon voice vote, 4 'Ayes', 1 'No' (Ziegenhagen). Motion carried.

**UDO AMENDMENT-
DIVISION 15-10.0200**

- III. Commissioner Bennett moved and Commissioner Ritter seconded a motion to recommend
- E. approval to the Common Council the Draft Alternate 3 for the proposed amendments to Division 15-10.0200 Board of Zoning & Building Appeals, to allow applicants to obtain relief from the area and bulk requirements of the Unified Development Ordinance in special circumstances, with a change in the draft requiring the Plan Commission to hold a public hearing before making a recommendation to the Board of Zoning and Building Appeals.

Upon voice vote, all voted 'aye'. Motion carried.

Plan Commission authorized staff to expedite the scheduling of the public hearing notice for St. Martin of Tours for a public hearing on June 19, 2003 Plan Commission meeting.

**PDD AMENDMENT
TO ALLOW
REDUCED AREA
REQUIREMENTS**

- III. Commissioner Ziegenhagen moved and Commissioner Knueppel seconded a motion to direct
- F. the Planning Manager and City Attorney to prepare a draft amendment to the Unified Development Ordinance to allow reduced minimum development area requirements for residential Planned Development Districts from 20 acres to 10 acres and to update regulations to include measurable standards and criteria for choosing PDD zoning over straight zoning for projects.

Upon voice vote, all voted 'aye'. Motion carried.

Plan Commission has requested that the City Attorney and Planning Manager prepare the changes to the PDD regulations without a deadline date specified.

**NEXT MEETING
DATES**

- III. Commissioner Dorsan moved and Commissioner Ritter seconded a motion to reschedule the
- G. July 3, 2003 Plan Commission meeting to July 10, 2003 if necessary. Upon voice vote, all voted 'aye'.

Plan Commission will be notified 10 days in advance if the July 10, 2003 meeting will be required.

**REPORT ON
COUNCIL ACTIONS**

- IV. No action was taken regarding report and discussion of Council actions.

ADJOURNMENT

- V. Commissioner Ritter moved and Commissioner Dorsan seconded a motion to adjourn the regular meeting of the Plan Commission at 8:45 p.m. Upon voice vote, all voted 'aye'. Motion carried.